

VIVARY COTTAGE, VALE OF HEALTH NW3 1AZ

DESIGN, HERITAGE AND ACCESS STATEMENT

AND PHOTOGRAPHS FOR REPLACEMENT WINDOWS, NEW FALL TO FLAT ROOF AND
REPLACEMENT AND RELOCATION OF BATHROOM PARTITION.

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Revision A. Replacement windows to be single glazed. 17/04/17

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Design and Heritage Statement



Existing northwest facing view of Vivary Cottage - garden and entrance elevation

This application relates to Vivary Cottage which is a grade 2 listed building in the Hampstead Conservation Area - Sub-Area Eight.

It is one of a pair of Grade 2 listed buildings, Vivary Cottage and Lavender Cottage, which were probably built in 1845 by William Hopper or 1846 by H.Hill. The cottages are not identical but they do share original features.

Vivary Cottage has a small rear extension at ground floor level to the hall at its rear and a side extension supported on brick piers at first floor level. Both extensions appear to be mid 20th Century.

The windows facing northwest, shown adjacent, appear to be original solid timber casement windows which match windows at Lavender Cottage.



Views of existing rear elevation



Planning History

No significant planning applications appear to be listed.

The proposed alterations are:

1. to replace the existing single glazed steel windows and double glazed upvc window with single glazed timber casement windows to match original timber casement windows, as shown on the accompanying drawings.
2. To remove some existing partitioning, which is not original, at first floor level and build new partitioning as located on the accompanying drawings.
3. To re-lay falls and re-cover the existing flat roof single story extension with new treated timber furrings, rafters, roofing boards and new roofing felt, with lead flashings to match existing.



View of side extension showing steel window W1.05



View of rear single story extension showing steel window, WG.03 and existing flat roof.



View of double glazed upvc window to rear W1.03



View of first floor steel window to rear W1.01



View of ground floor steel window to rear WG.05



View of ground floor steel window to rear WG.02



View of ground floor steel window to side WG.07



View of side extension showing steel window W1.04



View of typical timber casement window, considered to be original.



Views of bathroom partition at first floor level showing original hearth in floor.

Access Statement

The access to Vivary Cottage will be retained as existing.

No consultations have been conducted.

Footpaths, roads, emergency vehicle access are retained as existing.

This Design and Access Statement is to be read in conjunction with the planning application forms and the following documents:

- Drawings numbered: V-L01, V-EX-P01, V-EX-E01, V-EX-E02, V-EX-E03, V-EX-D01, V-EX-D02
V-PR-P01, V-PR-E01, V-PR-E02, V-PR-E03, V-PR-D01, V-WD01, V-WD02, V-WD03

The National Planning Policy Framework sets out that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'